

# \$615,000 - 16 Woodglen Close Sw, Calgary

MLS® #A2232739

**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.09 Acres

Woodbine, Calgary, Alberta

4 BEDROOMS | 3 BATHROOMS | OVER  
2,100 SQFT OF LIVING SPACE | PARKSIDE  
LOCATION | OVERSIZED SINGLE GARAGE  
+ RV PARKING

Welcome to this beautifully updated bungalow, perfectly situated in the highly desirable community of Woodbine. Freshly painted and thoughtfully refreshed with new appliances, updated lighting fixtures, and a newer garage door with opener, this charming home is move-in ready for its next owners.

Step inside to a spacious foyer that opens into a bright living room, complete with gleaming hardwood floors and a cozy wood-burning fireplace with gas starter – the perfect space to relax or entertain. The adjoining kitchen offers a generous dining area bathed in natural light from large windows, creating a warm and inviting atmosphere for family meals or gatherings.

The main level features a primary bedroom with its own 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished basement expands your living space with a large recreation room – ideal for movie nights, a games room, or even a home gym. A fourth bedroom and additional 3-piece bathroom complete the lower level.

Situated next to a park with no neighbours to



the east, this property offers added privacy and tranquility. Enjoy everything Woodbine has to offer, with nearby parks, playgrounds, schools, and easy access to Fish Creek Park's scenic walking paths.

Donâ€™t miss your chance to call this wonderful property home â€” book your showing today!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232739    |
| Price          | \$615,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,088       |
| Acres          | 0.09        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 16 Woodglen Close Sw |
| Subdivision | Woodbine             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | t2w4n1               |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Garage Door Opener, Off Street, Oversized, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                    |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, No Smoking Home, Storage                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                     |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas Starter, Living Room, Wood Burning                                                                   |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard, Storage                                                                     |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Lawn, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 44              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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